

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, July 1, 2014**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**

<input type="checkbox"/> Daniel See	<input type="checkbox"/> Steve Feite	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Vacant	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the June 3, 2014 meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 7. Unfinished Business:** None
- 8. New Business:**
  - A. Application to Amend an Approved Subdivision Plan  
The applicant proposes to change the lot lines for two lots in the Race Course Road Extension Subdivision, affecting the properties at 81 & 85 Race Course Road.  
Applicant: Bruce Pomelow
  - B. Request for a Contract Zone to allow the principal occupancy of a building at 84 Main Street to be residential.  
Applicant: Michael Jacques
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, July 1, 2014**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. **Call to Order:** 6:30 P.M. by Rosemary Bamford, Chair

2. **Roll Call**

☒ Daniel See

☒ Steve Feite

☒ George Hanson

☐ Vacant

☒ Rosemary Bamford

☒ Edward Belcher

☒ David Grant

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** The draft minutes from the June 3, 2014 meetings were reviewed by the board.

MOTION(Hanson): To approve the June 3, 2014 meeting minutes.

SECOND(See)

DISCUSSION: None.

VOTE: 5-0 Motion adopted. (Member Grant arrived after this vote)

4. **Chair's Report:** No report.

5. **Code Enforcement Officer's Report:** The CEO reported on his attendance at the most recent comprehensive plan committee meeting and a meeting in Ellsworth on the revised flood maps for the town. The CEO also reported that a meeting by the appointments committee has been scheduled to consider an applicant to fill the vacant position on the board. A meeting has also been scheduled by the ordinance committee to continue their review of charter amendments.

6. **Limited Public Forum-**An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

Bruce Pomelow, a resident on Race Course Road, expressed his concern about the absence of a turn-around at the end of the road. One was supposed to be installed years ago as part of the subdivision plan. The Chair assured Mr. Pomelow that his concern would be forwarded to the town manager.

7. **Unfinished Business:** None

8. **New Business:**

**A. Application to Amend an Approved Subdivision Plan**

**The applicant proposes to change the lot lines for two lots in the Race Course Road Extension Subdivision, affecting the properties at 81 & 85 Race Course Road.**

**Applicant: Bruce Pomelow**

Mr. Pomelow was present. He provided the board with an updated plan done to help clarify what he proposed to do. Mr. Pomelow resides at 85 Race Course Road and also owns the next door lot at 81 Race Course Road, which is a lot in an approved subdivision. He proposed to reduce the size of that lot in conformance with applicable

dimensional requirements and add the remainder of that lot to his home lot. The change is considered an amendment under the town's subdivision ordinance, and it requires planning board approval.

The CEO advised the board that there were two applicable standards in the ordinance that address lot size and compliance with the land use ordinance. The board reviewed the standards and found that both would be met by the proposed changes. After further discussion, a motion was made:

MOTION(Grant): To approve the proposed amendment.

SECOND(See)

DISCUSSION: None.

VOTE: 6-0 Motion adopted.

The board signed a mylar and two paper copies. The CEO informed Mr. Pomelow that the signed mylar and one signed paper copy must be recorded at the Hancock County Registry of Deeds within 90 days. A copy with recording information must be provided to the CEO.

**B. Request for a Contract Zone to allow the principal occupancy of a building at 84 Main Street to be residential.**

**Applicant: Michael Jacques**

Mr. Jacques was present. The CEO conducted an introductory presentation to explain the purpose of the contract zone request. The board was shown photos of the property and the surrounding area. The CEO explained that Mr. Jacques had converted one storefront space into a dwelling unit illegally and was ordered to have it removed. He was advised that he could pursue a zone change or variance, and he opted to request a contract zone change to allow this dwelling unit as well as another in the basement. The CEO suggested that the need for the contract zone to be consistent with the comprehensive plan may be a concern.

Mr. Jacques explained that he has been unsuccessful in finding a commercial tenant for the storefront space. He has no difficulties finding residential tenants. The tenant that occupied the illegal dwelling unit has moved out and the space is currently unoccupied. He understood that he would need written approval from an abutting property owner to allow access to his basement apartment and he believed that he could obtain that approval. The chair asked for photos of the rear of the property to be provided at the next meeting.

The CEO explained that a public hearing is required for this proposed contract zone. After further discussion, a motion was made:

MOTION(Grant): To schedule a public hearing for August 5th.

SECOND(Belcher)

DISCUSSION: None.

VOTE: 6-0 Motion adopted.

Abutters will also be notified and department directors will be asked for comments.

9. **Administrative Business:** The board was provided with a letter to the town manager from the Chair regarding the issues the board heard about land use regulations at their March meeting. All agreed that the letter represented their reaction to what they heard. The letter was signed by the Chair and the CEO was asked to provide it to the town manager.

The Chair noted that the board needed to prepare its annual town report and treasurer's report. The Secretary was asked to take on the task. The reports are needed before September.

- 10. Discussion:** The board inquired about the background of the applicant to fill the board's vacancy. Member Feite also shared a bit about his background. The CEO updated the board on amendments recently made in the Town Code. The board also was made aware of changes made to the State's shoreland laws, and that the DEP shoreland guidelines are being updated to reflect those changes. The changes may be appropriate to adopt in the town's land use ordinance as well.

- 11. Adjournment:** 8:11PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary